



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2303339
Applicant Name: Brittani Ard
Address of Proposal: 10035 Densmore Avenue North

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,211 square feet and B) 7,211 square feet. Related project: demolition of the existing accessory garage MUP 2305101.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels. (Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition or
 involving another agency with jurisdiction

BACKGROUND DATA

Site And Vicinity

- *Zone:* SF 7,200
- *Required Minimum Lot Size:* 7,200 sq. ft.
- *Location:* The address of the existing parcel is 10035 Densmore Avenue North. It fronts on the west side of the street.
- *Site size:* The entire site measures 14,422 sq. ft. with 75.52 linear feet of frontage along Densmore Avenue North.
- *Topography/Vegetation:* The parcel is sloped with a rise of approximately 16 feet from east to west. The site is improved with residential ornamental landscaping.
- *Existing development:* An existing single family structure would remain on proposed Parcel A; A garage on proposed Parcel B would be removed (MUP No. 2305101).

- *Street/Access:* Densmore Ave. N. at this location is a residential street improved with approximately 21-foot wide pavement and no sidewalks, curbs and gutters.
- *Surrounding Neighborhood:* Single family residential.
- *Environmentally Critical Areas (ECA):* None

Proposal

- *Number of Parcels:* Two.
- *Area of Parcels:* A) 7,211 sq. ft; and B) 7,211 sq. ft.
- *Access:* Parcels A and B would directly front Densmore Ave. N. Parcel A would have a 100' by 12' access easement along the south property line of Parcel B.

Public Comment:

- *Date of Notice of Application:* June 12, 2003
- *Date End of Comment Period:* June 25, 2003
- *Number of Comments:* None
- *Issues:* None identified by the public.
- *Other Considerations:* None

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The lots created by the proposed short subdivision will conform to all development standards of the SF 7200 zone. The lot configurations provide adequate buildable area to meet applicable yards, lot coverage requirements, and other land use code development standards. A sideyard easement has been proposed for the south property line of Parcel A to accommodate the proximity of the existing house to Parcel B. Any new development must conform to land use code requirements at the time of application. The location at the public right-of-way for all signage and addressing should be established on the final plat.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

Both parcels would have direct access to Densmore Ave. N. Proposed Parcels A and B would front the street directly, although Parcel A would be served by a 12-foot access easement parallel to its property line. Both would have adequate vehicle and utility access via Densmore Ave. N.

The Seattle Fire Department provides emergency vehicle access to the site and has approved the proposal with no further improvements. Seattle City Light provides electrical service to the subject property and has indicated that easement for electrical facilities serving proposed parcels would be necessary. The easement described as #260431-1-024 must be included on the final mylar. Prior to recording the short plat, all existing utility lines must be shown on the face of the plat.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

A public sanitary sewer (PSS) in Densmore Ave. N. is available to both proposed parcels. The existing sidesewer from 10035 runs beneath the proposed property line between proposed Parcels A and B.

There are no public drainage control facilities near this site. The PSS is not available for stormwater discharge. City records do not indicate the manner of drainage control used by the existing house on proposed Parcel A. Stormwater runoff from new impervious surfacing created by improvements may exceed that which proposed Parcel B may be able to infiltrate. A licensed civil engineer will need to present a proposal (stamped and signed) for stormwater control for improvements to proposed Parcel B.

Seattle Public Utilities reviewed the short subdivision application and approved a Water Availability Certificate, No. 2003-0617, on June 12, 2003. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed subdivision is consistent with relevant SF 7200 zone land use policies and meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interests are served by permitting the proposed division of land.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

This criterion is not applicable to this short subdivision.

6. *Is designed to maximize the retention of existing trees;*

There are approximately two dozen deciduous trees and coniferous trees on the proposed properties. The majority of the trees are located such that they may be preserved during the development of the proposed lots. The lots have been configured to maximize the retention of the existing trees.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This criterion is not applicable to this short subdivision.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED** subject to the following conditions.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.
2. Submit final recording forms for approval and any fees, if necessary.
3. Add the noted conditions of approval after recording on the face of the plat and/or on a separate sheet if necessary.
4. The location of existing utility lines shall be shown on the face of the plat.
5. Easements for the existing side sewers shall be included as part of the legal descriptions.
6. The location at the public right-of-way for all signage and addressing for Parcel B shall be determined and shown on the final plat.
7. The Seattle City Light easement described as #260431-1-024 shall be included in its entirety on the face of the final plat.
8. The location of the parking pad for Parcel A shall be relocated to allow a full 22' backing distance.
9. Place the dimension of the distance between the existing house and the new property line for Parcel A as shown by the Building Plans Examiner.
10. A licensed civil engineer will need to present a proposal (stamped and signed) for stormwater control for improvements to proposed Parcel B.

After Recording and Prior to Issuance of a Building Permits

11. Add the following note to the face of the plat: "The garage structure shall be legally removed and a parking space shall be established on Parcel A prior to separate sale of either parcel."
12. A copy of the recorded short subdivision shall be attached to all building permit sets of plans for future construction on Parcels A and B.

Signature: (signature on file) Date: September 25, 2003
Bruce P. Rips, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services